

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

THURSDAY, JANUARY 21, 2010

6:00 P.M. PUBLIC HEARING

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Chris Brodrick, Potomac District; Cliff Keirce, Dulles District; Gigi Robinson, Leesburg District; Helena Syska, Sterling District.

Commissioner Absent: Peggy Maio, Blue Ridge District.

Staff Present: Julie Pastor, Director of Planning; John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Cindy Keegan, Program Manager, Community Planning; Miguel Salinas, Program Manager, Community Information/Outreach; Planners: Judi Birkitt, Marie Genovese, Joe Gorney, Marchant Schneider; Laura Edmonds, Building and Development; Mark Novak, Parks, Recreation & Community Services; Nancy Bryan, Recording Secretary.

1. PUBLIC HEARING ITEMS:

a. SPEX 2009-0006, Dulles Industrial Park South Lot 1

There was no public comment.

The Planning Commission forwarded SPEX 2009-0006, Dulles Industrial Park South Lot 1 to a Planning Commission worksession so that it can be scheduled at the same time as the commission permit public hearing in February. (7-0-2, Brodrick, Maio absent).

b. ZCPA 2009-0005, SPEX 2009-0009, CMPT 2009-0001, Green Energy Partners/Stonewall Hybrid Energy Park

There was no public comment.

Mr. Ken Nieman, Founder and President, Northridge Resources, Alexandria Virginia presented information regarding combined cycles.

The Planning Commission forwarded ZCPA 2009-0005, SPEX 2009-0009, CMPT 2009-0001, Green Energy Partners/Stonewall Hybrid Energy Park to a worksession for further discussion. (7-0-2, Brodrick, Maio absent).

Items for further discussion include any precedents for the type of water monitoring that staff is proposing; example of where the boundary would be if there was a one-for-one on the setback; where the boundary would have to be to accommodate 70% open space; list of the other large plants in any of the other Transition Areas or whether or not they are all Residential; sample of the proffers to exclude all the other PD-GI uses, either by-right or by special exception; determine if there is a sample of the DOU with Leesburg Water or an agreement to use their

water and whether it has been looked at; vision on how to add a 10 ft. trail on the north side of Cochran Mill Road; what is the Potomac's flow during a drought; a report or representative from the Interstate Commission on the Potomac River; a copy of the historical narrative.

2. WORKSESSION ITEM:

a. ZMAP 2006-0011, ZCPA 2006-0003, Stone Ridge Commercial

The Planning Commission forwarded ZMAP 2006-0011, ZCPA 2006-0003, Stone Ridge Commercial to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated December 18, 2009 and with the attached Findings for Approval as amended January 21, 2010 as follows: to include changes to item 1 of the Staff Report which would revise the square footage credit of 29,475 s.f. to a revised credit of 13,000 s.f. and for the smaller property, the credit shown of 14,720 s.f. would be revised to 8,000 s.f. and that any subsequent square footage that was eventually built on those properties would also have a credit that would inure to the applicant. With regard to the valuation of the land, the Planning Commission would forward to the Board of Supervisors with an understanding that an acceptable appraisal has been completed and is under staff review and the Commission would be agreeable to whatever that acceptable appraisal is. (8-0-1, Maio absent).

Whereas, the Loudoun County Planning Commission is currently reviewing, or will be reviewing, several applications along the Route 50 Corridor which will have impacts on traffic in the Corridor, and

Whereas, the Loudoun County Planning Commission seeks information identifying the most beneficial road improvements to improve traffic conditions in the area,

Therefore, we recommend that the Board of Supervisors direct the Office of Transportation Services staff and/or outside consultants to undertake a traffic study of an area of the Route 50 Corridor from Route 606 (Loudoun County Parkway) to Lenah and extending north and south to include Route 50, Route 50 parallel roads, and affected communities. The purpose of the study is to identify and prioritize those road improvements that would provide maximum benefit to local residents by relieving congestion and creating greater connectivity within the road network. The Planning Commission requests that this study be completed by June 2010. (8-0-1, Maio absent.)